
MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF DECEMBER 16, 2025

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, December 16, 2025, at 6:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners Present: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Steven Hendon, Allena Anderson, and Lew Blackburn

Absent: Commissioners Jerry White and Jami McCain

City Staff Members Present: Chasidy Benson, Assistant City Manager; Angela Self, Planning Director; Henry Florsheim, Director of Economic Development; Robert Woodbury, City Engineer, Maria Peña, Assistant Planning Director; Colby Collins, Assistant to the City Manager; Josue De La Vega, Senior Planner; and Debra Kalsnes, Planning Executive Assistant

1. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

2. Approve the minutes of the December 2, 2025 regular meeting.

A motion was made by Commissioner Hendon and seconded by Vice-Chairperson Patton to approve the minutes of the December 2, 2025, regular meeting. The vote was as follows:

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners Hendon, Anderson, and Blackburn

Nays: None

Abstain: None

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

4. Public Hearing Item

a. **Case No. CUP-751-2025** – Conduct a public hearing and consider an application for a Conditional Use Permit (CUP) for the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant, on property zoned Local Retail (LR) District,

generally located west of Uptown Blvd., approximately 300 feet south from the intersection of Uptown Blvd. and W. FM 1382, with the address being 649 Uptown Blvd. [former Applebee's].

Applicant: Meng Yang with Eki Sushi

Property Owner: BNLL ZHU LLC

Senior Planner De La Vega briefed the Commission on the request. He indicated that staff recommended approval.

If approved, staff recommended approval subject to the following conditions:

1. The operation of the use is subject to the site plan and floor plan with attachments and the requirements in Section 4.1.4 of the Zoning Ordinance.
2. This Conditional Use Permit is only valid for the operator "**Meng Yang**". A new CUP shall be required if the operator on the TABC license changes.
3. There shall be no outdoor amplified sound/music.
4. This Conditional Use Permit excludes the use of games of chance; gambling-like device versions of bingo, keno, blackjack, lottery, roulette, video poker, eight-liners or similar electronic, electromechanical, or mechanical games, or facsimiles thereof.
5. Any commercial amusement uses/activities including, but not limited to, dancing, karaoke and live music shall require an amendment to the Conditional Use Permit.

Chairperson Thierry asked if there were any questions for staff from the Commissioners. There were none.

Chairperson Thierry asked the applicant to come forward and address the Commission. Jia Lin at 5402 La Jolla Cove, Midland, TX, came forward, made a brief statement, and stated he was available to answer questions.

Chairperson Thierry asked the Commission if there were any questions of the applicant. There were none.

The Commission thanked the applicant for coming to Cedar Hill.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support or opposition of the request. No one came forward.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant. There were none.

Commissioner Anderson made a motion to approve subject to staff's conditions.

The motion was seconded by Commissioner Blackburn.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners Anderson, Hendon, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried and stated that this case would be considered by City Council on January 13, 2026.

5. Other Business Items

a. Downtown Action Plan Update

Assistant City Manager Benson updated the Commission on the Downtown Action Plan and answered questions posed by the Commission.

b. Consider approval of meeting dates for 2026

Chairperson Thierry asked if there were any questions regarding the 2026 calendar dates. There were none.

Commissioner Anderson made a motion to approve the meeting dates for 2026. The motion was seconded by Commissioner Blackburn.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners Anderson, Hendon, and Blackburn

Nays: None

Abstain: None

Chairperson Thierry declared the motion carried.

6. Staff Reports.

Planning Director Self thanked the Commission for their volunteerism and stated that there would be a meeting on January 6th.

7. Adjourn.

Commissioner Hendon made a motion to adjourn and it was seconded by Vice-Chairperson Patton.

The meeting adjourned at 7:13 p.m.

Lisa Thierry, Chairperson

Lisa Thierry
Chairperson

Debra Kalsnes

Debra Kalsnes
Planning Executive Assistant